

CENTRAL INTELLIGENCE AGENCY  
INFORMATION REPORT

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Building Activity in the ESSR

1. Building activity in the Estonian SSR during the first years after World War II consisted mainly of the necessary repair of war damages and restoration of working conditions within industry, commerce, and government administration. Lack of building materials and other circumstances made it necessary at the beginning to improvise and to make only the most meager repairs.
2. Work directed at replacing these temporary measures with permanent installations was set into operation at an early stage, but only on a very small scale. During the past few years, however, the building tempo and the number of building enterprises has steadily increased, so that the prewar production level has probably been attained. It is difficult to obtain an accurate picture of the increase, since building activities can be carried out by enterprises coming under at least three different ministries, depending on the kind of construction, location, etc. Furthermore, the planning apparatus itself is especially complicated and bureaucratic.
3. The official building statistics, which are published in report form by the Estonian Council of Ministers, are practically impossible to check. The customary procedure is to give only total percentage figures which are based on some unknown starting point and which refer to the current Five-Year Plan. Even though it is taken for granted that these reports are dressed up, the figures show that the Estonian SSR has not, up until now, succeeded in fulfilling the building plan 100 percent during any one year. Isolated communities have exceeded the plan, but the majority do not fulfill the plan by more than 60 to 80 percent, and, as a result, the final figure is considerably under 100 percent.
4. The difficulties in fulfilling the plan are caused primarily by the bureaucratic administrative apparatus and the lack of building material and trained technical personnel.

25 YEAR  
RE-REVIEW

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Building Planning

5. Construction planning in Estonia is carried out by two state enterprises: Kohaliku ja põlevkivi tõöstuse projekteerimise Büro (Local Industry and Shale Production Planning Bureau) in Tallinn and the Eston Project in Tallinn and Tartu. It is noteworthy that the shale industry is accorded so great a significance that it is specifically mentioned in the name of the bureau.
6. Certain industrial enterprises in the USSR are directly responsible to a union ministry in Moscow. When installations at an Estonian enterprise within this category are to be enlarged, rebuilt, or newly erected, the planning sometimes takes place in Moscow. As a rule, however, the Estonian enterprise is responsible for the planning.
7. The Eston Project is principally responsible for planning civilian, non-industrial installations, such as public buildings, living quarters, and bridges, as well as laying out and regulating urban and residential plans. This enterprise, which is smaller than its industrial counterpart, presently employs 360 persons, of which 300 are at the main office in Tallinn and the rest in Tartu.
8. The military authorities have their own planning bureaus, which mainly employ Soviet personnel. Since the work is regularly carried out under military direction, the civilian population has little or no knowledge of the character or size of military installations.

Procedure for New Buildings

9. The planning and ordering procedure for the construction of a new municipal building, for example, is rather complicated. The municipal authorities make a request through the proper ministry for a proposal and preliminary cost estimate from the Eston Project. At the same time, information is given on the desired size and type of building, for example: movie theater or bath (bastu), approximate appearance, building material, etc. On the basis of this information, a first set of drawings at a scale of 1:200 is worked out, which, together with specifications of materials and cost estimate, are transmitted to the originators of the order. The latter present their views and, following approval of the project, transmit it to their ministry, which is the deciding authority for enterprises involving a maximum total cost of 300,000 rubles. Decisions on projects costing between 300,000 and 5,000,000 rubles are granted by the Estonian Council of Ministers. Larger projects are decided on in Moscow.
10. When the drafts have been approved, the Eston Project works out detailed drawings (scale 1:100) and specifications. These are sent to the originators of the order and then to the ministry or Council of Ministers. Following the submission of these detailed drawings and specifications, the Eston Project works out definite drawings, specifications, and work descriptions in five copies, of which four are transmitted to the originators of the order and the fifth is put into the archives.
11. Through their ministry, the originators of the order get in touch with a suitable enterprise, which is assigned by the requestors' ministry to carry out building work. The majority of building enterprises follow a standard pattern in building materials, building methods, and space distribution. There are detailed instructions regarding the type of floor covering, insulating material, paints, armatures, and fittings.
12. If the originators of the order desire a higher standard, permission must be obtained from the Estonian Council of Ministers.

Construction of Private Homes

13. One-family residences with a maximum of 180 square meters of floor space are being built and sold by the community or the building trust to private persons.

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Generally speaking, anyone with sufficient economic resources can acquire his own residence on private ground. It is even possible for an individual to have a residence built within the above cited size.

14. Although similar building regulations are in force in the entire Soviet Union, housing conditions in the ESSR are decidedly better than in, for example, the RSFSR, especially as regards supply of space. Thus, occupancy of an apartment by more than one family is fairly unusual in Estonia. On the other hand, new building materials come into use in Estonia six months to a year later than in Moscow.
15. On page 4 is a list of civilian, non-industrial, building activity in certain localities in Estonia, planned by the Eston Project, with certain exceptions noted. The list applies primarily to more recent projects and is not to be considered as a complete list of all building enterprises in these localities.

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Construction Projects of Eston Project, Tartu Branch

## 1. Tallinn:

- a. The Baltic Railroad Station: completed.\*
- b. Estonia Theater: completed.\*
- c. Hospital building, corner of Kreuksi tänav (street) and Sakala tänav: completed.
- d. School building in Nõmme for 880-960 students: completed.
- e. Polytechnic institute, has been planned for several years. Costs for the planning work alone have already exceeded 900,000 rubles.\*
- f. Residences, completed as well as planned. Number not known. Planning done by Eston Project's main office in Tallinn.
- g. Street car line from Stalin Place to the Baltic Railroad Station: construction almost completed.\*

## 2. Keila (near Tallinn):

Building for agricultural propaganda: in planning stage.

## 3. Kuimetsa:

School building for 280 students; in planning stage.

## 4. Tapa:

Two residences, eight apartments each; in planning stage.

## 5. Tartu:

- a. School building at Puiestee tänav for 880-960 students: completed.
- b. Student home belonging to TRU (Tartu Riiklik Ulikeel, the university), corner of Pälsoni and Aia tänav, for 280 persons: restored.
- c. University building, chemical laboratory, at Kingisepa: restored.\*
- d. University, faculty for physical culture gymnasiums, at Kingisepa and Mitsurimi tänav: restored.
- e. University administration building at Kingisepa tänav: restored.\*
- f. Main building of the Estonian Agricultural Academy (EPA), Riia tänav: restored. In addition, new wings are being erected alongside the main building.
- g. EPA building at Nõukogude väljak 9: restored.
- h. EPA student home for 600 persons at Tähe tänav: in planning stage.
- i. Industrial trade school at Kalda tänav: restored.
- j. Estonian Communist Party building at the corner of Parklai Place and 21 juuni tänav: restored.
- k. Movie theater with 250 seats at First of May Street: begun in September 1953.
- l. Three dwellings for the Võit Factory, each with 12 apartments, on Leningradi maantee (highway), one almost completed, the second not yet finished, and the third being planned.
- m. Two dwellings on Leningradi maantee [redacted] 25X1 one with 16 apartments planned, and one with 12 apartments half finished.
- n. Dwellings, completed as well as under construction, are to be found in addition at 30-odd other places in the city.
- o. Avtoremont workshop at Riia tänav: in planning stage.
- p. Estnenergo at Tähe tänav: under construction.
- q. Estnenergo transformer station: being built near Ilmatsalu Road.\*
- r. Boatyard belonging to the Puit Artel: rebuilding project.
- s. Administration building on Nõukogude väljak 3: building has been restored.
- t. Residential and business building at 21 juuni tänav 1: completed.
- u. Residential and business building at 21 juuni tänav 3: completed.

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- v. Dwelling with six apartments at 21 juuni tänav 19: restored.
- w. Dwelling with six apartments at 21 juuni tänav 21: restored.
- x. Dwelling with six apartments at 21 juuni tänav 23: restored.
- y. Dwelling with four apartments, at 21 juuni tänav 25: restored.
- z. Dwelling on the corner of 21 juuni tänav and Mitsurini tänav; restored.
- aa. Dwelling on Poe tänav 9/10, with 18 apartments: restored.
- bb. Residential and business building with 11-12 apartments at Nõukogude väljak: almost completed.
- cc. Dwelling at Sõõgituru 5, with 18 apartments: almost completely restored.
- dd. Dwelling, with eight apartments, for the traffic control office on Mitsurini Street: under construction.
- ee. Administration building for the Peipus Lake Fleet on Oktobri Puiestee: restored.
- ff. Dwelling at Magasini Street 12, with six apartments: restored.
- gg. Dwellings at Magasini Street 6, 8, and 10: not restored; in planning stage.
- hh. Students' home for technical school on Magasini Street: restored.
- ii. Dwelling belonging to the leather combine on the corner of Ulikooli Street and Parklai Place: restored.
- jj. School building of the industrial-vocational school on Kalda tänav: restored.
- kk. Market: restored.
- ll. Bridge over the Emajõgi River connecting Riia tänav and Leningradi maantee: digging has begun.\*
- mm. The Vanemuine city theater lies in ruins.
- nn. Dwelling with six apartments on Kitsas Street: not restored; in planning stage.
- oo. Residential and business building at Riia tänav 33: restored.
- pp. Residential and business building at Riia tänav 35: restored.
- qq. Dwelling on the corner of Aia tänav 8 and Tähe tänav 8: restored.
- rr. Dwelling with 48 apartments on Riia tänav: being built.
- ss. Residential and business building with 60 apartments on Riia tänav: in the planning stage.
- tt. Academy of Sciences building on Aia tänav: restored.
- uu. Dwelling on Aia tänav: restored.
- vv. FZO building on Aia tänav: restored.
- ww. Dwelling on Tiigi tänav and Tähe tänav: restored.
- xx. Club house for workers in health affairs on Tiigi tänav: restored.
- yy. Dwelling for Estoenergo with 6-9 dwellings on Pälsoni Street: restored.
- zz. Former building Põhjala for industry administration: being built on Pälson Street.
- aaa. Workshop building for Tartu Art Institute on Brudenko Street: restored.
- bbb. School house at Riia tänav No. 111: restored.
- ccc. Dwelling Vanemuine, on the corner of Tiigi and Üpetaja tänavad: restored.
- ddd. Dwellings for the railroad administration, two buildings, on Viljandi Street: completed.
- eee. Dwelling on the corner of Viljandi and Tõõstuse Streets: restored.
- fff. Water tower belonging to the railroad on Vaksali Street: completed.
- ggg. Grain silo on Lembitu Street: restored.
- hhh. Two dwellings on the corner of Võru Street and Lootuse Street, consisting of eight apartments: completed.
- iii. Administration building for forest transport, on Võru tänav: completed.
- jjj. Storehouse for potatoes on Aardla Street: under construction.
- kkk. Officers' quarters on Tähe tänav: restored.
- lll. Bathing establishment on Pargi Street: restored.
- mmm. Taksometr Factory, workshop buildings and garage: restored.

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- nnn. Dwelling for Taksometr Factory on Onne Street, eight apartments: completed.
- ooo. Dwelling for Taksometr Factory on Onne Street, eight apartments: in planning stage.
- ppp. Dwelling for Tekhnik Factory, at the corner of Tähe and Kuu tänavad; 12 apartments: under construction.
- qqq. Another dwelling for the Tekhnik Factory, with 12 apartments; construction has started.
- rrr. A third dwelling for the Tekhnik Factory: in the planning stage.
- sss. Sangar Leather Factory in Ropka Park: restored.
- ttt. Industrial combine workshop buildings on Alevi Street: being restored and rebuilt.
- uuu. Dwelling on the corner of Kalevi and Soola Streets: in planning stage.
- vvv. Dwelling on Kalevi Street, with 24 apartments: in the planning stage.
- www. Building for bus traffic on Riia tänav: being planned.
- xxx. Dwelling on Kalevi tänav: restored\*
- yyy. Wood drying hall and garage for the Puit Artel on Emajõe Street: being built.
- zzz. Main building for Academy of Sciences: now planned.
- aaaa. Several projects for the railroad\*
- bbbb. Several projects for airfields\*
- cccc. Plans for the building up of Tartu\*
- dddd. Plans for water, gas, and Koloak<sup>?</sup> lines\*
- eeee. Plans for electric and telephone lines for the city\*

## 6. Kõrveküla:

School building, 7 km from Tartu, on Leningradi maantee, for 280 students: completed.

## 7. Kaagvere:

School house-children's home in Kaagvere, about 18 km from Tartu, on the Räpina Highway: under construction.

## 8. Kärevere:

Highway bridge under construction in Kärevere, about 20 km from Tartu, on the Põltsamaa Highway; detailed information is lacking.\*

## 9. Luunja:

Highway bridge under construction in Luunja, about 14 km from Tartu, on the Räpina Highway. Detailed information is lacking.\*

## 10. Põlva (40 km southeast of Tartu):

- a. Community planning in progress.
- b. Dwelling with eight apartments: completed.
- c. Bathing establishment: completed; accommodates 15 persons.

## 11. Räpina (50 km east-southeast of Tartu):

- a. Industrial combine's storage building, garage, workshop: completed. One-family house for the same combine built at Nikitamäe.
- b. School building for 280 students at Nikitamäe: under construction.

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- c. Bathing establishment (15 persons); under planning.
- d. Printing press; three rooms are being restored; work is in progress.

## 12. Võru:

- a. Väimela school for animal husbandry: completed; about 25,000 cubic meters.
- b. Two residence barracks, each with eight apartments: under construction.
- c. Bathing establishment for 95 persons: under construction.

## 13. Västseliina (about 18 km southeast of Võru):

- a. Västseliina executive committee building: under construction.
- b. Municipal intermediate school (for 100 students): under construction. Includes student home.
- c. Residence, eight apartments: completed.
- d. Business and office building belonging to ETKVL (Estonian cooperative's central support organization): under construction.
- e. Dining hall belonging to the ETKVL: completed.
- f. Bathing establishment for 15 persons: completed.
- g. Printing press: remodelling completed.

## 14. Amtsla (about 30 km east of Valga):

- a. Building for agriculture and zoology: under construction.
- b. Sewerage for Amtsla: first stage under construction.

## 15. Sangaste (about 24 km northeast of Valk):

Two residences, with eight apartments each, for employees of the brick factory: completed.

## 16. Valga:

- a. Railroad station: completed.\*
- b. Residence with eight apartments; under construction.

## 17. Elva:

- a. Building for Univermag: under construction.
- b. School house for 880-960 students: construction has now started.

## 18. Otepää (30 km south-southwest of Tartu):

- a. Administration building for city executive committee: work on the foundation has begun.
- b. Water tower: in planning stage.
- c. Hospital: being rebuilt.
- d. Univermag for ETKVL: under construction.
- e. Student home for 100 students, belonging to the secondary school: completed.
- f. Clubhouse for 150 persons: under construction.
- g. Sanitorium at Lake Pühajärv: in planning stage.
- h. Water and drainage for the community: under construction.
- i. Three dwellings with eight apartments each: in planning stage.
- j. Dining hall: almost completed.
- k. Two dwellings with four apartments each: completed.
- l. Movie theater: restored.
- m. Artesian well: being built.

## 19. Viljandi:

- a. Administration building for city Soviet: in planning stage.
- b. Gymnasium: in planning stage.

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- c. Railroad station building: completed\*
- d. Workshop-garage for Avtobaz No. 8: under construction.
- e. Garage for the forest industry center: under construction.
- f. Smithy for the forest industry center: under construction.
- g. Children's home belonging to the flax factory: under construction.
- h. Dwelling, with eight apartments, belonging to the flax factory: under construction.

20. Torva (about 24 km north of Valk):

- a. Building for the Communist Party committee: under construction.\*
- b. Residence with eight apartments: under construction.
- c. Residence with four apartments: under construction.

21. Õisu (18 km south of Viljandi):

Two dwellings, each with eight apartments; one dwelling is for the dairy: in planning stage.

22. Abja (30 km south-southwest of Viljandi):

- a. Building for agricultural and zootechnical propaganda: under construction.
- b. Bathing establishment for 15 persons: completed.

23. Pärnu:

- a. Dwelling with eight apartments for flax factory: in planning stage.
- b. Dwelling with eight apartments for brick factory: in planning stage.
- c. Two dwellings, with eight apartments each, for traffic office: under construction.
- d. Dwelling, about 20 apartments, for fishing combine: being planned.
- e. Administration and school building for the fishing combine: being planned.
- f. Bridge over the Pärnu River: in planning stage. No work has been begun.\*
- g. Students' home for the fishing combine: being planned.

24. Pärnu-Jaagupi (about 20 km north of Pärnu):

Bathing establishment for 15 persons: in planning stage.

25. Kärdla/Hiumaa:

- a. Building for agricultural and zootechnical propaganda: in planning stage.
- b. Dwelling with eight apartments: under construction.

26. Orissaare/Saaremaa:

- a. Office and business quarters for ETKVL: under construction.
- b. Administration building for local executive committee: under construction.
- c. Building for agricultural propaganda: being planned.
- d. Dwelling and dining hall: under construction.
- e. Dwelling with eight apartments: being planned.

27. Järvakandi (about 60 km north-northeast of Pärnu):

- a. Swimming pool for the glass factory: being planned.
- b. Dwelling, with eight apartments, for the glass factory: being planned.

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## 28. Türi:

- a. Building for the agricultural school: under construction.
- b. Two boarding school buildings for 100 students each: in planning stage.

## 29. Vaeküla:

- a. Schoolhouse for the agricultural school: under construction.
- b. Two boarding school buildings, for 100 persons each: under construction.

## 30. Paido:

- a. Bathing establishment for 47 persons: almost completed.
- b. Boarding school, two buildings, for 100 students, for the cooperative institute: being planned.
- c. Dining hall: under construction.
- d. Dwelling with eight to ten apartments: almost completed.
- e. Drainage system: under construction.

## 31. Jõgeva:

- a. Middle school, for 880-960 students: completed.
- b. Cultural building: being planned.
- c. Railroad station building and water tower: completed.

## 32. Mustvee:

- a. Building for agricultural propaganda: being planned.
- b. People's Court building: under construction.
- c. Business and office quarters for ETKVL: under construction.
- d. Dining hall for ETKVL: under construction.
- e. Storage and garage for ETKVL: under construction.
- f. Residence with eight apartments: under construction.

## 33. Kallaste:

- a. Building for agricultural propaganda: under construction.
- b. Two dwellings, each with eight apartments: under construction.

## 34. Narva:

- a. Bathing establishment for 95 persons: under construction.
- b. Children's home for 25 children: being planned.
- c. Dwelling with 48 apartments on Pushkin Street: being planned.
- d. Dwelling with eight apartments, for the water transport administration: completed.

## 35. Jõhvi:

Two dwellings, of eight apartments each, for the fishing combine: being planned.

## 36. Kothla-Järve:

- a. Bread factory: rebuilding is being planned.
- b. Dwelling with eight apartments: being planned.

## 37. Roela (near Tartu):

Univermag for ETKVL: in planning stage.

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38. Kiltsi (near Tara):

- a. Bathing establishment for 15 persons: in planning stage.
- b. Two residences, each with eight apartments: being planned.

39. Rakke (between Tara and Jögena):

- a. Bathing establishment for 15 persons: in planning stage.
- b. Three residences, each with eight apartments: in planning stage.

40. Rakvere:

- a. Drying hall for wood, belonging to Viiru Möbel Factory: under construction.
- b. Residence, each with eight apartments, for the fishing combine: in planning stage.
- c. Schoolhouse for 440 students: being planned.

41. Porkuni (near Rakvere):

- School for deaf and dumb: under construction.

42. Leksa:

- a. Building for Communist Party local committee: under construction.
- b. Schoolhouse for 440 students: under construction.
- c. Residence with eight apartments: under construction.

\* Not under Eston Project, Tartu Branch

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